



AINSWORTH ACREAGE



40± acres perfect for developing or farming.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$399,000**

Location Ainsworth, NE

Legal Description

26 30 22 NWSW Less 4 AC Tract 36.53 Acres

26 30 22 PT SW1/4 Acres

Acres 40.53±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$985.32**

Property Summary

If you have been searching for the perfect place to build, develop, or invest in land, this is it. This 40.53+/-acre tract is currently zoned agricultural, actively farmed and is located on the Southwest side of Ainsworth. This property offers a unique opportunity to own a peaceful rural setting with subdivision potential and good access to Ainsworth amenities.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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AERIAL MAP



Boundary lines are estimates - Map for illustration only



NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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